



COLDWELL BANKER
COMMERCIAL
ELITE



VERSATILE FLEX WAREHOUSE OPPORTUNITY FOR LEASE | 5,000 SF

119 Juliad Ct, Suite 105, Fredericksburg, VA 22406

ASKING RENT
\$15/PSF

This 5,000 square foot industrial flex warehouse space at 119 Juliad Court, Suite 105 in Fredericksburg, Virginia offers a highly functional layout suited for a wide range of industrial and service-oriented users. The space features a well-appointed front office component including a reception/waiting area, three private offices, and one restroom, seamlessly integrated with an expansive open warehouse. With 22-foot clear ceiling heights, one drive-in bay door (12' x 14') and one dock door (10' x 10'), the warehouse is designed to accommodate efficient operations, deliveries, and storage needs. A large industrial fan enhances air circulation throughout the space, supporting a comfortable and productive working environment.

Positioned within a well-maintained industrial park, this suite stands out as one of the newer buildings in the development, offering modern functionality and curb appeal. The property benefits from ample parking and full 360-degree access, allowing for easy maneuverability for vehicles, equipment, and deliveries. Its strategic location provides convenient access to Interstate I-95 and is surrounded by a strong base of nearby retail amenities, supporting both employees and business operations.

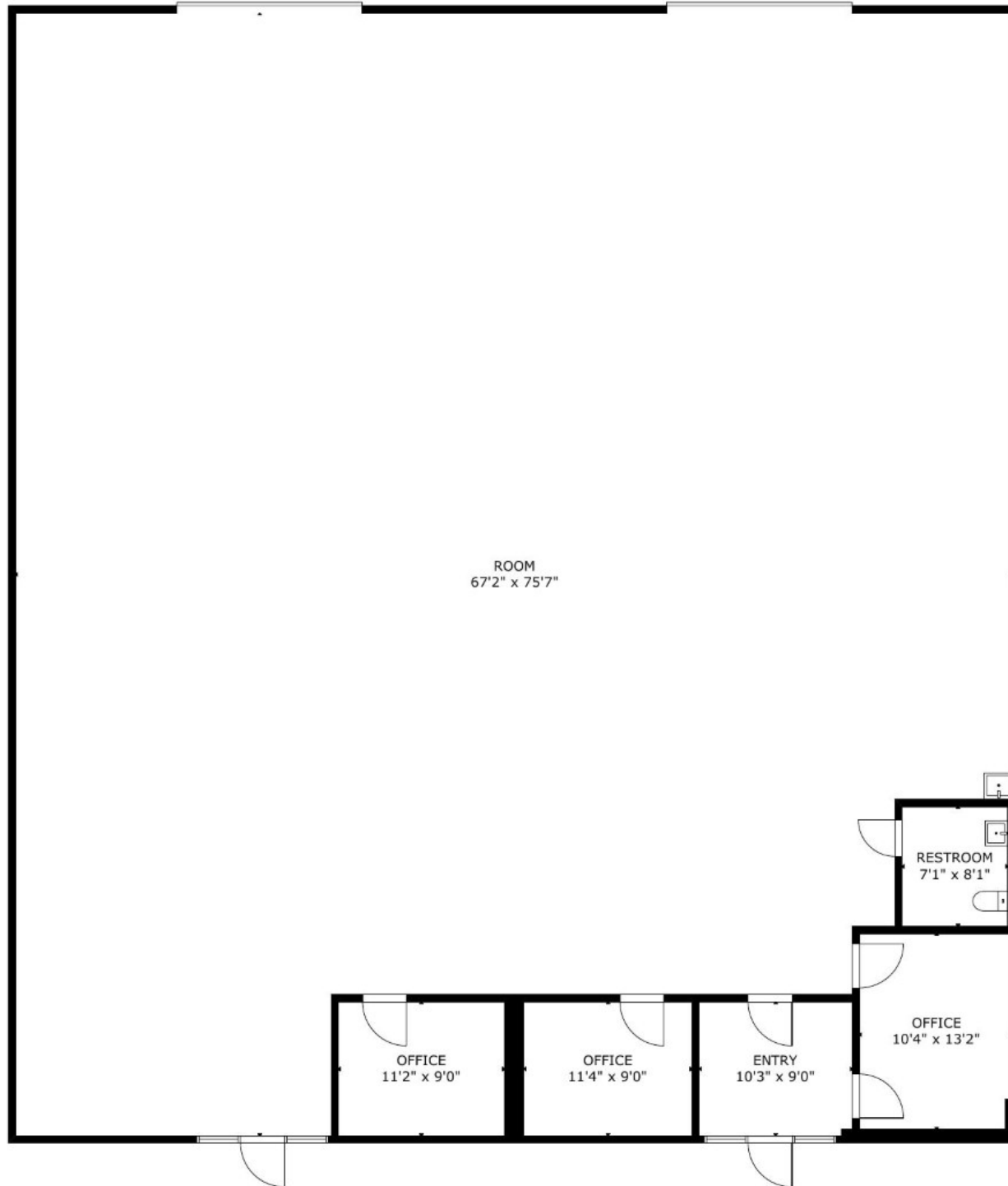
The continued residential growth along the Route 17 corridor has driven increased demand for service providers, contractors, and light industrial users, making this an ideal opportunity for businesses seeking to establish or expand in a rapidly growing market. Offered at a competitive rental rate of \$15/SF, this property delivers a strong combination of location, functionality, and long-term value.

KEY HIGHLIGHTS

- **Efficient 5,000 SF Flex Layout:** Balanced mix of office (reception, 3 private offices, restroom) and open warehouse space designed for operational efficiency
- **Functional Warehouse Features:** 22' clear ceiling height, one 12' x 14' drive-in bay door, and one 10' x 10' dock door supporting a variety of industrial uses
- **Enhanced Air Circulation:** Equipped with a large industrial fan to improve airflow within the warehouse
- **Prime Industrial Park Setting:** Located within a well-maintained and professionally managed industrial park; one of the newer buildings in the development
- **Excellent Access & Parking:** Ample parking with full 360-degree circulation for trucks, deliveries, and equipment
- **Strategic Location:** Convenient access to Interstate I-95 with proximity to major retail amenities and services
- **Growth Corridor Exposure:** Positioned along the rapidly expanding Route 17 corridor, supported by increasing residential rooftops and local demand
- **Ideal User Profile:** Well-suited for contractors, service providers, distribution users, and light industrial operations

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770



AMENITIES AERIAL



CELEBRATE VIRGINIA NORTH SHOPPING CENTER

FITNESS1440 primavera
Giant CHASE SUBWAY Pizzeria & Grill WELLS FARGO

GEICO

59,000 ADT

Warrenton Rd (Rt 17)

Celebrate Virginia Pkwy

International Pkwy

Juliad Ct

INTERSTATE 95 2.3 MILES

LOWE'S

O'Reilly
AUTO PARTS

Bojangles

SONIC

GOODYEAR

DO

WAFFLE HOUSE

Chick-fil-A

DOLLAR TREE

U-HAUL

FedEx

Dominion Energy

Sumpter Electric, LLC

ALDI

911 Restoration

TRE-ME DRYWALL & PAINTING

Federal Staffing Solutions

CrossFit
FREDERICKSBURG

Kitchens of Fredericksburg

OFFLEASH
K9 Training, LLC

LAWN DOCTOR

SMARTCOM
HOME TECHNOLOGIES



SiteOne
LANDSCAPE SUPPLY

BROOKS
APPLIANCE REPAIR & ELECTRIC

JE JENKINS
ENVIRONMENTAL
An Employee Owned Company

SITE



OFFERING MEMORANDUM

VERSATILE FLEX WAREHOUSE OPPORTUNITY

119 JULIAD CT, SUITE 105, FREDERICKSBURG, VA 22406

FOR MORE INFORMATION PLEASE CONTACT:



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